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WEST SAN CARLOS STREET



Serving as a link between west San Jose and the Downtown and central San Jose, West San Carlos Street continues from Stevens Creek Boulevard just west of Interstate 280 and extends to South First Street in Downtown. The portion of West San Carlos Street between Stern Drive and Los Gatos Creek is designated as a Transit-Oriented Development (TOD) Corridor in the San Jose 2020 General Plan, as well as a Neighborhood Business District (NBD) by the San Jose Redevelopment Agency (SJRA). Transit-Oriented Development Corridors are generally suitable for

higher residential densities, more intensive non-residential uses, and mixed uses.

West San Carlos Street generally consists of street-facing commercial uses with single-family homes, duplexes and other low-density residential behind these commercial uses. The commercial uses on West San Carlos Street include restaurants, auto dealerships, antique and furniture shops, and novelty retail stores. The lots on this street are relatively shallow, with the average lot size being 0.26 acres and ranging from 150-feet to 200-feet in depth, and the buildings are typically one to two stories with many extending up to the sidewalk.



RECENT DEVELOPMENTS



Village Square - 1465 West San Carlos
(between N. Willard Ave. and Meridian Ave.;
former Lou's Village restaurant site)

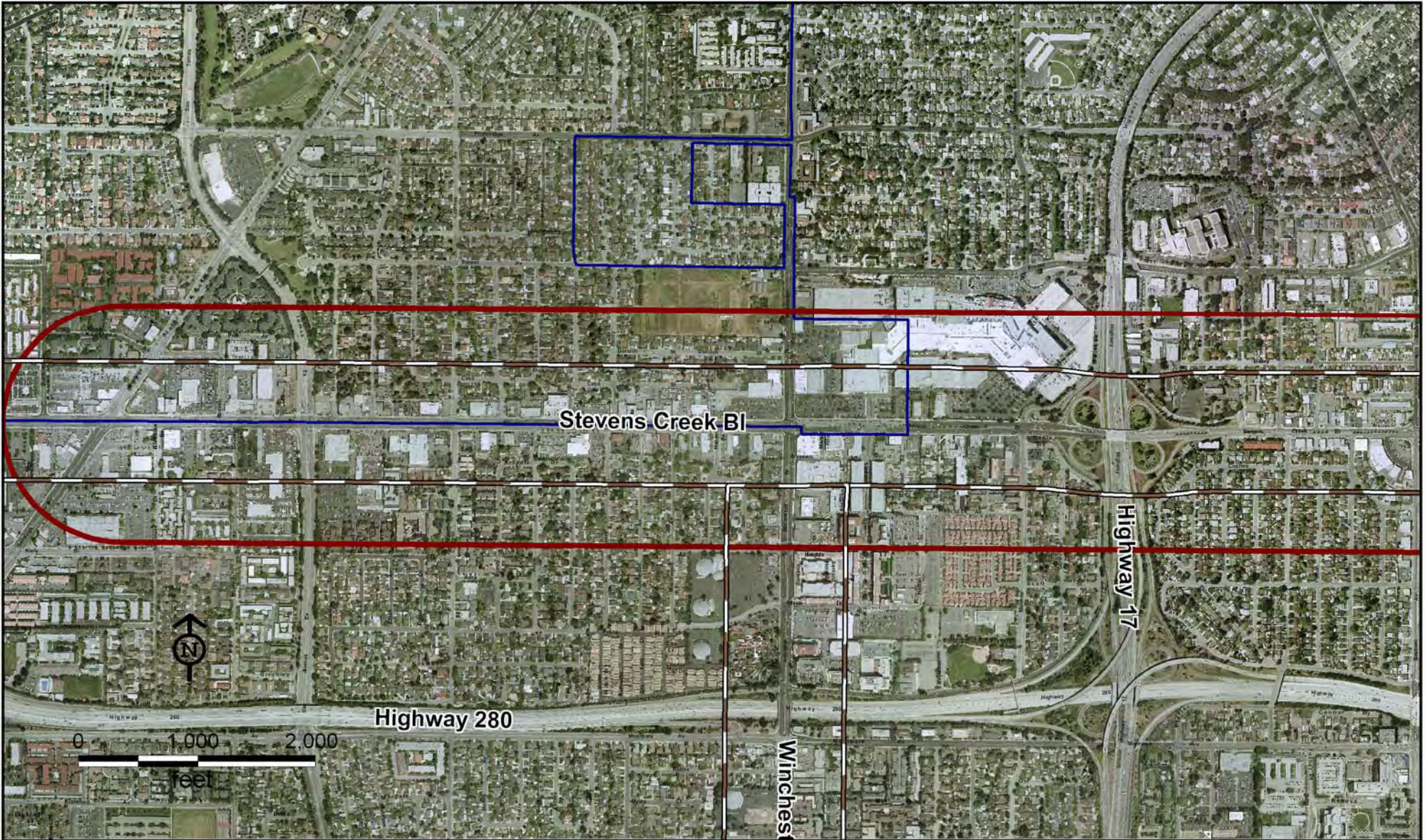
- 84 single-family attached units and 11 attached live-work units on a 5 gross acre site
- Density: 19 DU/AC
- Building Height: Approx. 38-feet
- Stories: 3
- Includes a 15,000 s.f. park



San Carlos Town Homes - 1523 West San Carlos
(at North Buena Vista Ave.; former
Fiesta Lanes Bowling Center site)

- 95 senior apartments, 32 single-family attached units, and 4,500 s.f. of commercial on a 3.19 gross acre site
- Density: 40 DU/AC
- Building Height: 57-feet for senior apartments; 35-feet for single-family attached units
- Stories: 4 for senior apartments; 2.5 for single-family attached units

West San Carlos Street Aerial Map

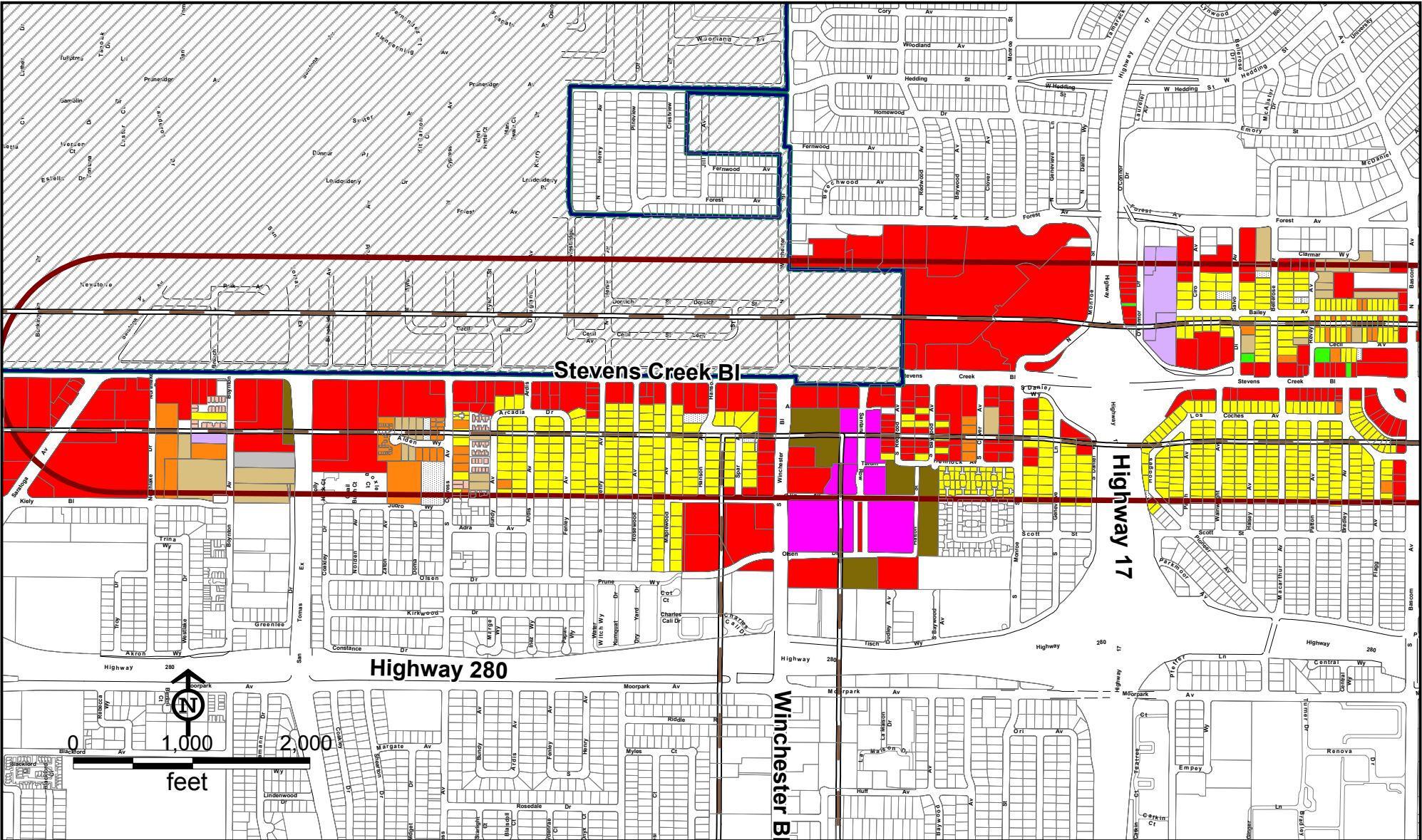


West portion of W San Carlos Street

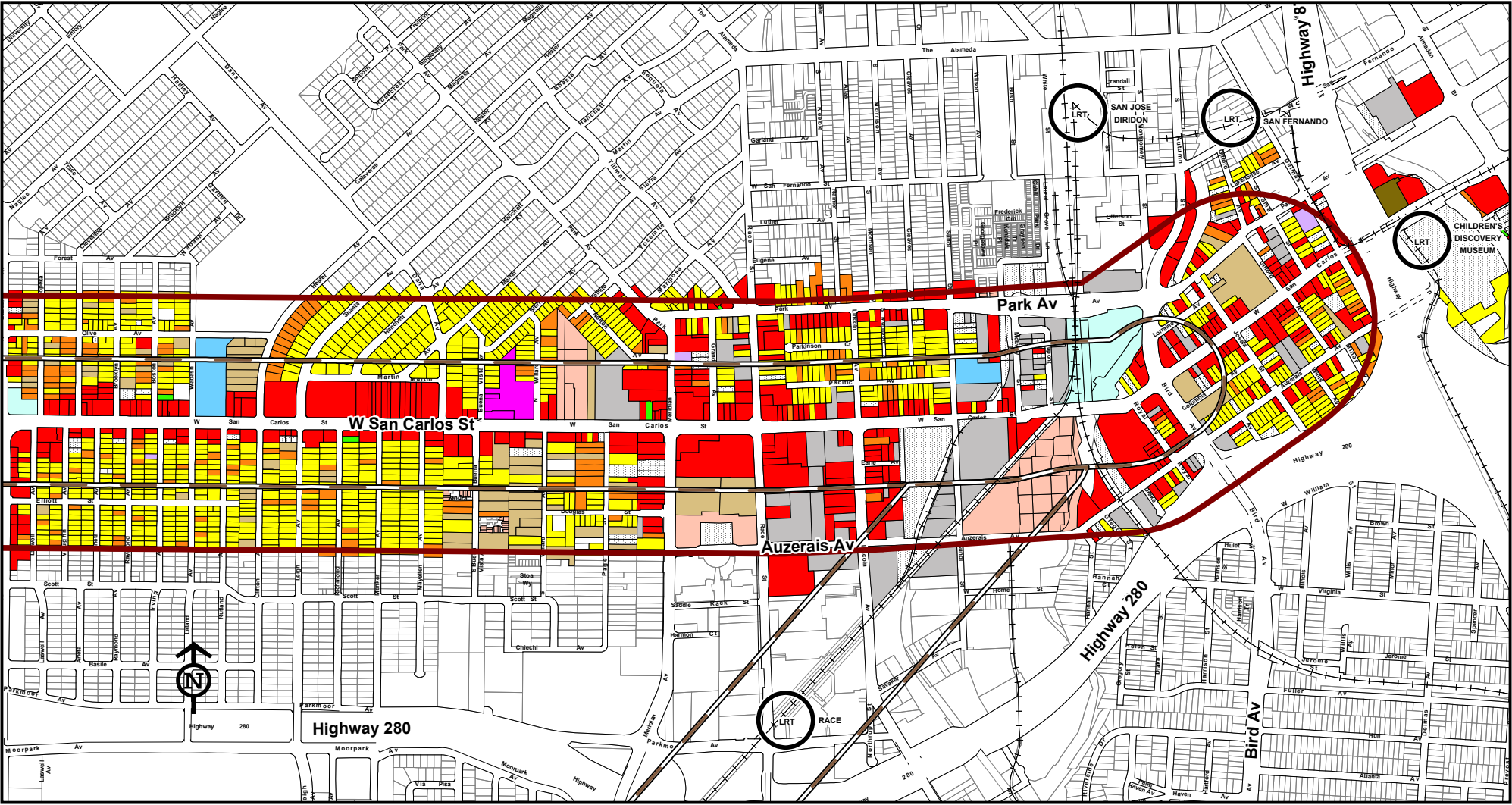


East portion of W San Carlos Street

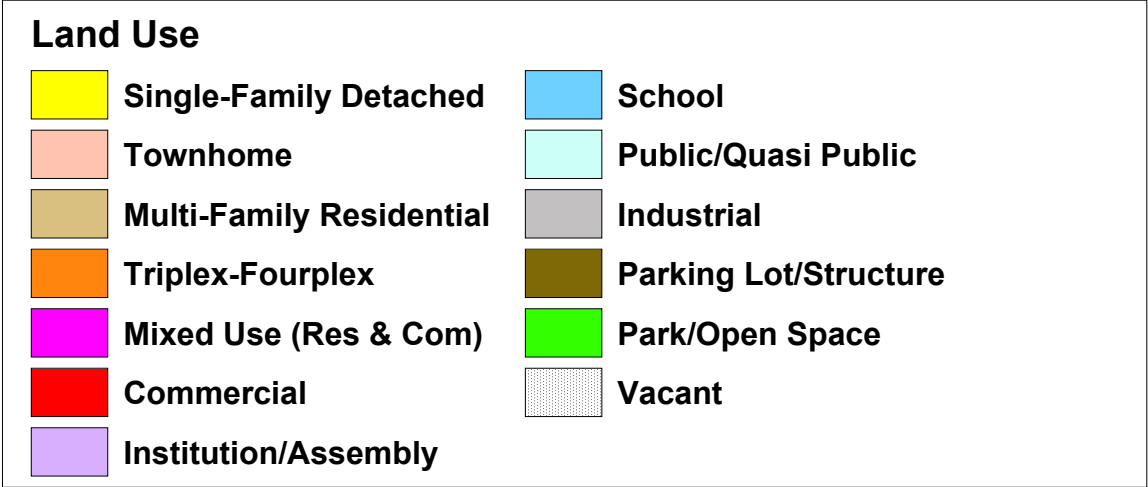
West San Carlos Street Existing Land Use



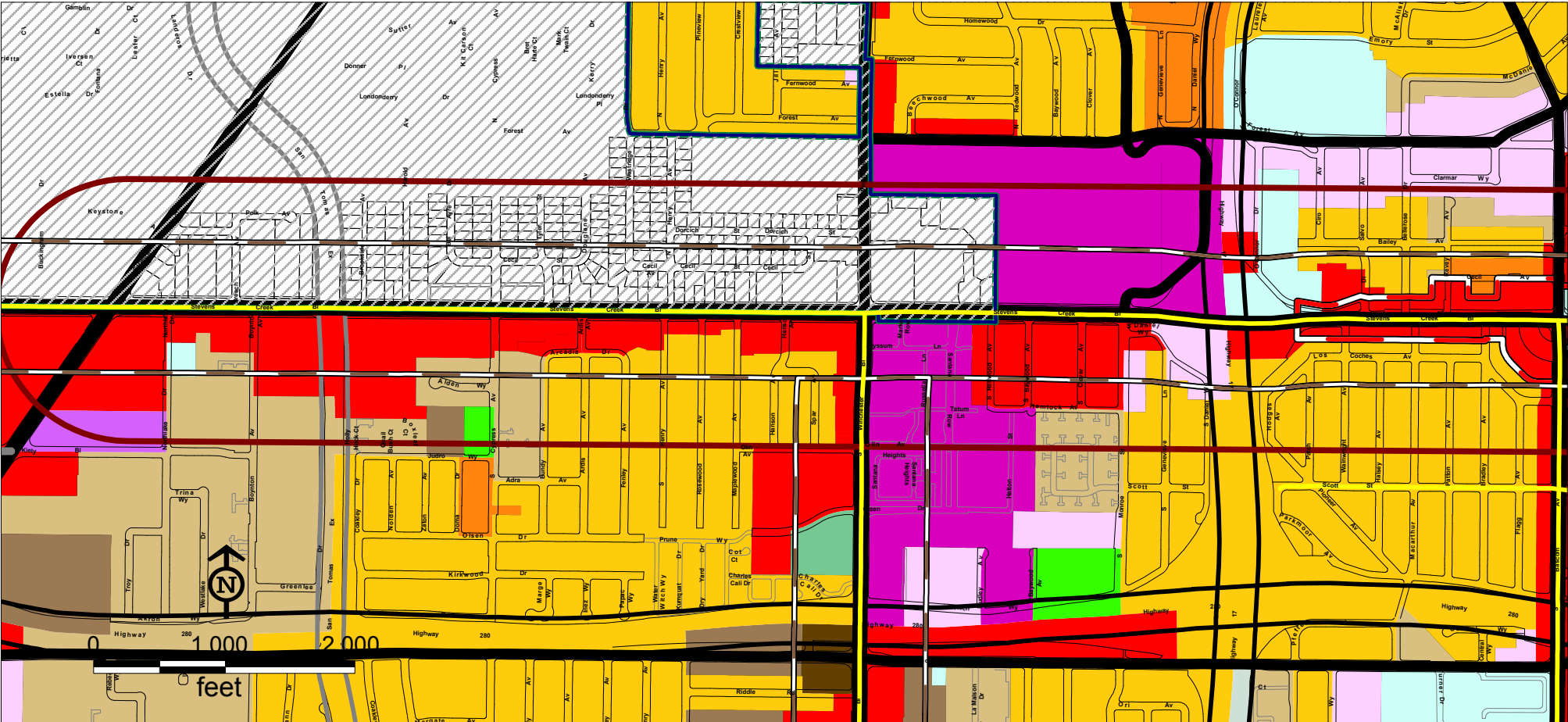
West portion of W San Carlos Street



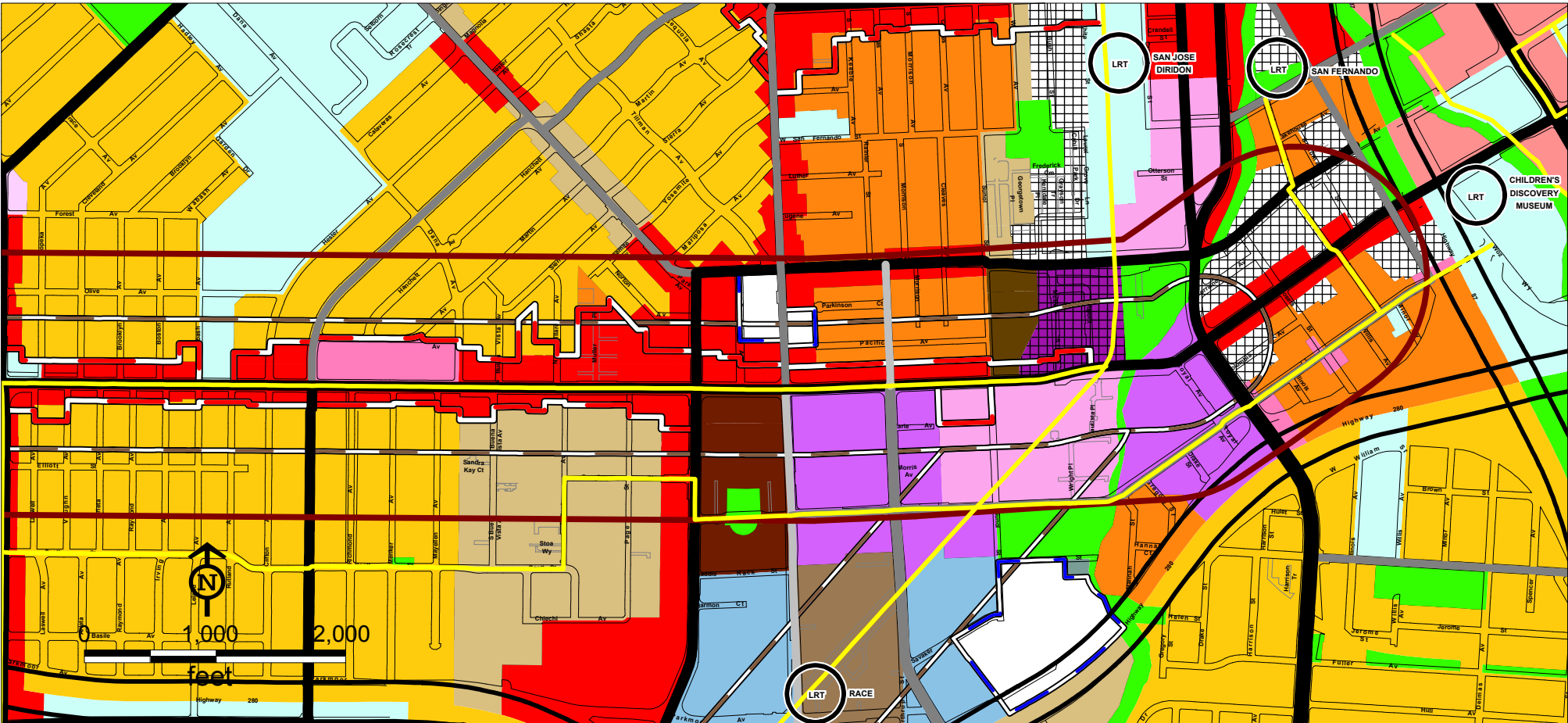
East portion of W San Carlos Street



West San Carlos Street Existing General Plan



West portion of W San Carlos Street



East portion of W San Carlos Street

Map Legend

- | | | | |
|---|---------------------------------------|---|---|
| Rural Residential (0.2 DU/AC) | Planned Community * | Industrial Park | Public Park and Open Space |
| Estate Residential (1.0 DU/AC) | Urban Reserve | Administrative Office/ Research & Development | Private Open Space |
| Very Low Density Residential (2.0 DU/AC) | Neighborhood/Community Commercial | Research/Development | Private Recreation |
| Low Density Residential (5 DU/AC) | Regional Commercial | Campus Industrial | Non-Urban Hillside |
| Medium Low Density Residential (8.0 DU/AC) | General Commercial | Light Industrial | Urban Hillside |
| Medium Density Residential (8-16 DU/AC) | Core Area | Heavy Industrial | Agriculture |
| Medium High Density Residential (12-25 DU/AC) | Combined Residential/ Commercial | Combined Industrial/ Commercial | Coyote Greenbelt |
| High Density Residential (25-50 DU/AC) | Office | Industrial Core Area | Mixed Use Overlay |
| Transit Corridor Residential (20+ DU/AC) | Neighborhood Business District | Public/Quasi-Public | Mixed Industrial Overlay |
| Residential Support for the Core Area (25+ DU/AC) | Transit-Oriented Development Corridor | Airport Approach Zone | Floating Park |
| Solid Waste Disposal Site | State Transportation Corridor | Arterial (115-130 ft.) | Transit/Employment Residential District: 55+ DU/AC |
| Candidate Solid Waste Disposal Site | Expressway | Arterial (80-106 ft.) | Urban Service Area Boundary |
| Contingent Designation | Interchange | Major Collector (60-90 ft.) | Greenline / Urban Growth Boundary |
| | Separation | Pedestrian Corridor | Urban Service Area Boundary - Greenline / Urban Growth Boundary Coterminous |

NOTE: The City's Sphere of Influence, or maximum potential area of expansion, is represented by the colored area.

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SOUTH BASCOM AVENUE

The northern portion of South Bascom Avenue generally extends from Stevens Creek Boulevard/West San Carlos Street to East Hamilton Avenue, and is major arterial street that moves traffic north and south through San Jose, providing a link to the cities of Santa Clara and Campbell. Several large institutions are located on South Bascom Avenue, including the Santa Clara Valley Medical Center, San Jose City College, and the Sherman Oaks Community Charter Elementary School. The area is also the future home of the 40,000 sq. ft. Bascom Library and Community Center.

In addition to these public facilities, South Bascom Avenue generally consists of street-facing commercial and office uses with single-family homes, duplexes and other low-density residential behind these commercial uses. The commercial and office buildings are typically one to two-stories, and are located on relatively shallow lots, averaging roughly 15,000 square feet in size. Many of these commercial properties are auto oriented, being set back from the street with surface parking lots located between the buildings and the sidewalk.

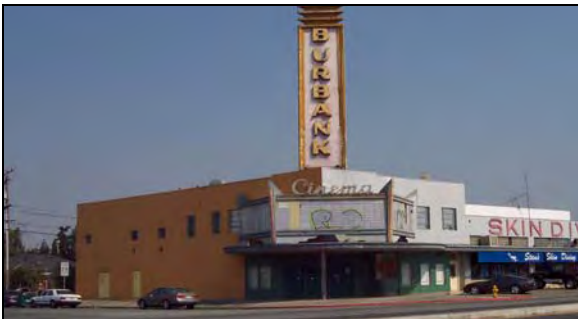
The age of development along South Bascom Avenue varies, with the commercial development north of Interstate 280 built largely in the late 1940's and the commercial development on the south side of Interstate 280 largely built in the 1960's and 70's. The commercial properties north of 280 tend to be smaller, and are often underutilized and in fair or poor condition, with a few, such as the Burbank Theater, being vacant.



San Jose City College



Two-Story Office Building

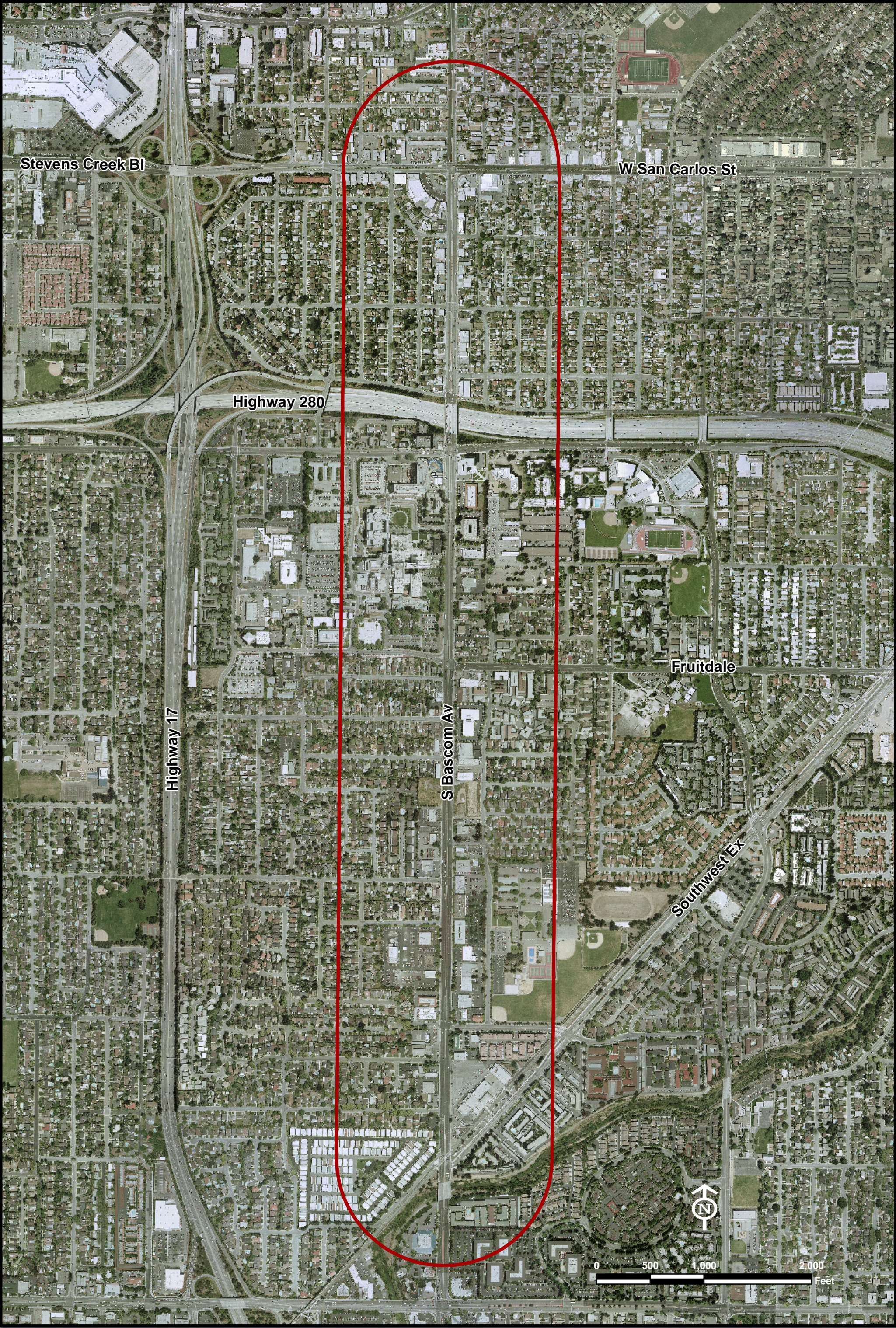


Burbank Theater

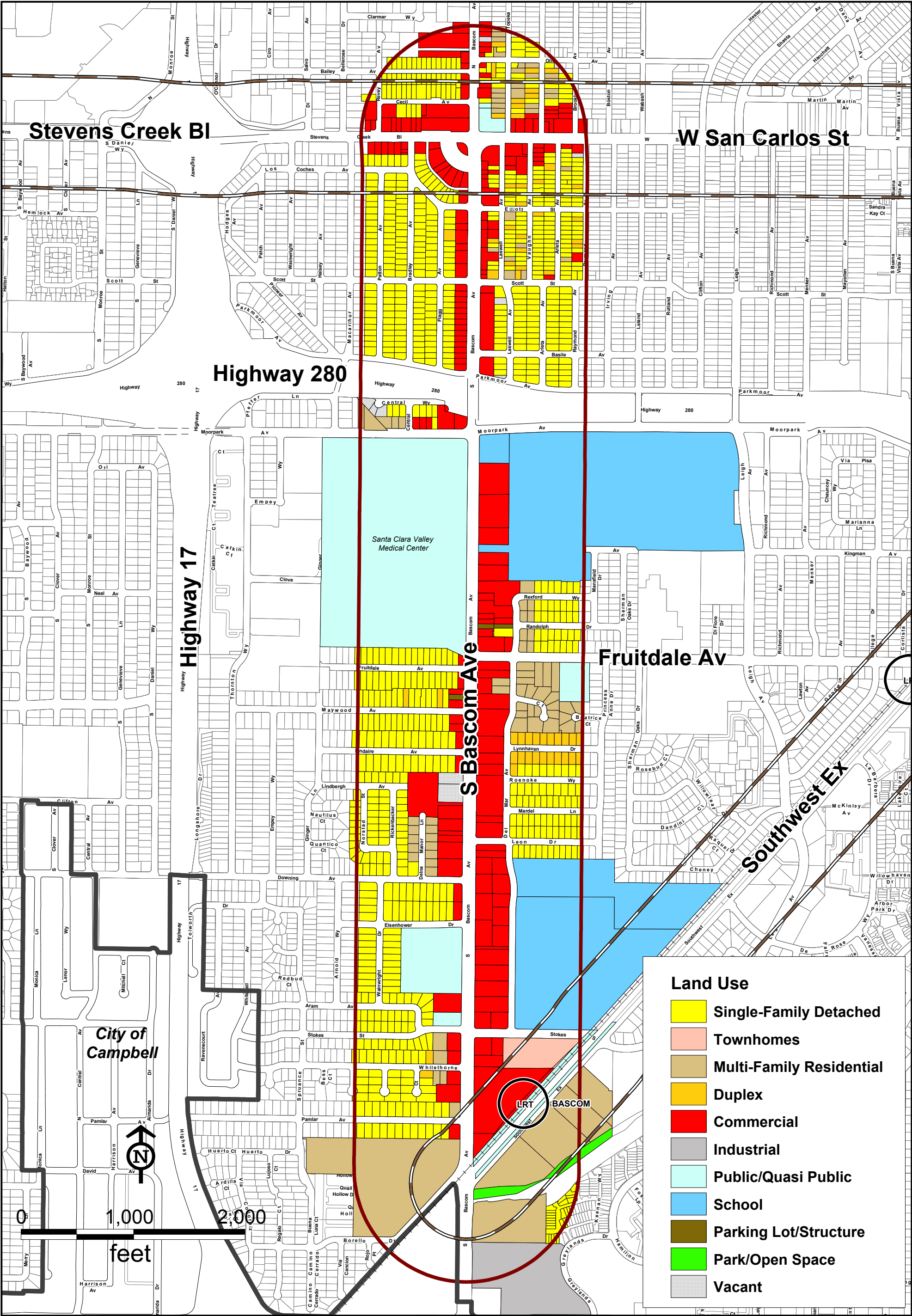


Single-Story Commercial

South Bascom Avenue Aerial Map



South Bascom Avenue Existing Land Use



South Bascom Avenue Existing General Plan

